

# Growth Management Oversight Commission

May 18, 2006  
6:00 p.m.

Conference Room  
Ken Lee Building

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## MINUTES

**GMOC MEMBERS PRESENT:** Spethman, Garcia, Little, Krogh, Moya, Tripp, Palma

**GMOC MEMBERS ABSENT:** Waters, Arroyo

**STAFF MEMBERS:** Mark Stephens, GMOC Coordinator  
Rabbia Phillip, Recording Secretary  
Ed Batchelder, Advance Planning Mgr.  
Kirk Ammerman, Principal Civil Engineer, Public Works Operations

**MEMBERS OF THE PUBLIC:** Justin Craig, McMillin Companies

### 1. CALL TO ORDER

Chairman Spethman called the meeting to order at approximately 6:05 p.m. and the Secretary called the roll. The Chairman made a motion to excuse the absent commissioners, seconded by Commissioner Krogh and approved.

### 2. APPROVAL OF MINUTES

Minutes for the May 4, 2006 meeting were presented. Mark Stephens informed the Commission that on page 3 of the draft minutes, in the third paragraph under 5) Discussion of Annual Report, the reference should be to a fire station on Oneida Street, rather than Medical Center Drive. The Chairman made the motion to approve, which was seconded by Commissioner Palma; the minutes were approved with this change.

### 3. PUBLIC COMMENT

No members of the public asked to make comments on items not on the agenda.

### 4. STAFF RESPONSE TO COMMENTS FROM ENVIRONMENTAL HEALTH COALITION

Mark Stephens refreshed the history of the letter from EHC with Ms. Hunter's comments and Dave Byers' responses. He introduced Kirk

Ammerman, an engineer with the City's Public Works Operations Department, to address any questions on these issues. Mr. Ammerman explained that National Pollutant Discharge Elimination System (NPDES) and permit requirements are State directed and that the City is already in compliance with these. Therefore, the issues raised by the EHC are already being adequately addressed in Chula Vista. With regard to new developments and condo conversions, they are required to meet SUSMP requirements.

The Commissioners discussed and asked additional questions of staff to clarify what EHC is requesting and was advised that the City is meeting the minimum standards and our thresholds in some cases go above what is required. With regard to treatment plants for storm water, City engineers stated that is too expensive and not required. In response to how this would affect developers, the McMillin representative stated that had the potential to add another layer.

Ed Batchelder commented that the standards as stated in CEQA are met by the City of Chula Vista, the flow management is good, quality already has standards and requirements, so it would serve no purpose or benefit to the City to have a threshold.

## **5. DISCUSSION OF GMOC ANNUAL REPORT**

The Secretary distributed the latest version of the Annual Report. Mark walked the group through the revisions made since the last meeting. After reviewing, some suggestions were made and noted by staff to amend the document, such as:

Drainage: More specific verbiage should be used for addressing the issue of CMP, and also how to deal with access constraints through private property.

Parks & Recreation: does anything that is not open 24 hours to the public considered in the 3 acres/1,000 population standard. Also school sites and space should not be counted towards park acreage.

Police: language should be strengthened in the statement on priority 2 calls and make reference to table. Language in the recommendation should be strengthened.

Fire/EMS: distributed a document showing table and map comparison with stations previous and after 05/12/06.

## **6. DISCUSSION OF GMOC TOP TO BOTTOM REVIEW**

Ed Batchelder reported on the work prepared to date was sent to various agencies and departments in April/May. There was a request for clarification on when to use a moratorium and also on the statements of concern. There will be greater use of Master Plans. The final will be brought back for further refinements.

**7. GMOC COMMUNITY WORKSHOP**

The scheduled meeting is Wednesday, June 7, in the Police Department Community Meeting Room, 315 Fourth Avenue, starting at 6:00 p.m.

**8. JOINT CITY COUNCIL - PLANNING COMMISSION - GMOC MEETING**

The joint meeting with the City Council and Planning Commission will be on Thursday, June 15, at the John Lippitt Public Works Center, 1800 Maxwell Road. This meeting starts at 6:00 p.m.

**9. COMMISSIONER AND STAFF COMMENT – Comments re. Southwest Chula Vista**

Commissioner Palma referred to the document, which was distributed by the Secretary to the Commissioners commenting on issues relating to the South West annexation of Montgomery. He stated that this was just for the information of the GMOC and not required for any specific action.

**10. NEXT MEETING**

The commissioners agreed that it would not be necessary to meet prior to the next meeting on June 7<sup>th</sup>, the public workshop.

**11. ADJOURNMENT**

The Chairman adjourned the meeting at 8:20 p.m. to the June 7 public workshop, seconded by Commissioner Garcia and passed.

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Rabbia Phillip  
Secretary

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Mark Stephens  
Growth Management Coordinator